

PLAT OF SURVEY

PART OF VACATED BLOCKS 211, 212, 224 & 225
ALSO PART OF VACATED REED STREET & VACATED "C" STREET
ALL IN BARNARD, KITTLE, SMITH AND TURNER'S ADDITION
TO THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA

PARCEL NO. 1:

A PARCEL OF LAND BEING PART OF VACATED BLOCKS 211, 212 AND 225, AND PART OF VACATED REED STREET AND VACATED "C" STREET, ALL PART OF BARNARD, KITTLE, SMITH AND TURNER'S ADDITION, TO THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION WITH THE SOUTH LINE OF 1ST STREET AND THE CENTERLINE OF "C" STREET; THENCE N89°55'42"W (ASSUMED BEARING) ON THE SOUTH LINE OF 1ST STREET, A DISTANCE OF 47.39 FEET; THENCE S03°39'44"W, A DISTANCE OF 216.79 FEET; THENCE S81°50'21"E, A DISTANCE OF 83.93 FEET; THENCE S24°56'57"E, A DISTANCE OF 75.14 FEET; THENCE S60°26'29"E, A DISTANCE OF 48.00 FEET; THENCE S23°03'41"E, A DISTANCE OF 21.31 FEET; THENCE S65°17'24"E, A DISTANCE OF 167.42 FEET; THENCE S72°35'23"E, A DISTANCE OF 63.82 FEET; THENCE N85°51'39"E, A DISTANCE OF 59.46 FEET TO A POINT ON THE WEST LINE OF UNION STREET; THENCE N03°36'57"W ON SAID WEST LINE, A DISTANCE OF 425.62 FEET TO A POINT ON THE SOUTH LINE OF 1ST STREET; THENCE S89°56'25"W ON SAID SOUTH LINE, A DISTANCE OF 349.10 FEET TO THE POINT OF BEGINNING, CONTAINING 3.28 ACRES, MORE OR LESS.

PARCEL NO. 2:

A PARCEL OF LAND BEING PART OF VACATED BLOCKS 211, 212, 224 AND 225, AND PART OF VACATED REED STREET AND VACATED "C" STREET, ALL PART OF BARNARD, KITTLE, SMITH AND TURNER'S ADDITION, TO THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: COMMENCING AT A POINT OF INTERSECTION WITH THE SOUTH LINE OF 1ST STREET AND THE CENTERLINE OF "C" STREET; THENCE N89°55'42"W (ASSUMED BEARING) ON THE SOUTH LINE OF 1ST STREET, A DISTANCE OF 47.39 FEET; THENCE S03°39'44"W, A DISTANCE OF 216.79 FEET TO THE TRUE POINT OF BEGINNING; THENCE S81°50'21"E, A DISTANCE OF 83.93 FEET; THENCE S24°56'57"E, A DISTANCE OF 75.14 FEET; THENCE S60°26'29"E, A DISTANCE OF 48.00 FEET; THENCE S23°03'41"E, A DISTANCE OF 21.31 FEET; THENCE S65°17'24"E, A DISTANCE OF 167.42 FEET; THENCE S72°35'23"E, A DISTANCE OF 63.82 FEET; THENCE N85°51'39"E, A DISTANCE OF 59.46 FEET TO A POINT ON THE WEST LINE OF UNION STREET; THENCE S03°36'57"E ON SAID WEST LINE, A DISTANCE OF 150.33 FEET TO A POINT BEING 25.00 FEET NORTHEASTERLY FROM THE CENTERLINE OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY SPUR TRACK I.C.C. NO. 230, WHEN MEASURED AT RIGHT ANGLES; THENCE N70°20'50"W PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 140.18 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON A 903.98 FOOT RADIUS CURVE TO THE RIGHT PARALLEL WITH SAID CENTERLINE, AN ARC DISTANCE OF 247.46 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID CURVE BEARS N62°30'19"W 246.68 FEET; THENCE N54°39'47"W PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 127.15 FEET; THENCE N03°39'44"E, A DISTANCE OF 123.83 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.35 ACRES, MORE OR LESS.

EASEMENT NO. 1:

A 5.00 FOOT WIDE STRIP OF LAND BEING PART OF VACATED BLOCK 212, OF BARNARD, KITTLE, SMITH AND TURNER'S ADDITION, TO THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: COMMENCING AT A POINT OF INTERSECTION WITH THE SOUTH LINE OF 1ST STREET AND THE CENTERLINE OF "C" STREET; THENCE N89°55'42"W (ASSUMED BEARING) ON THE SOUTH LINE OF 1ST STREET, A DISTANCE OF 47.39 FEET TO THE TRUE POINT OF BEGINNING; THENCE S03°39'44"W, A DISTANCE OF 216.79 FEET; THENCE S81°50'21"E, A DISTANCE OF 83.93 FEET; THENCE S24°56'57"E, A DISTANCE OF 75.14 FEET; THENCE S60°26'29"E, A DISTANCE OF 48.00 FEET; THENCE S23°03'41"E, A DISTANCE OF 21.31 FEET; THENCE S65°17'24"E, A DISTANCE OF 167.42 FEET; THENCE S72°35'23"E, A DISTANCE OF 63.82 FEET; THENCE N85°51'39"E, A DISTANCE OF 59.46 FEET TO A POINT ON THE WEST LINE OF UNION STREET; THENCE S03°36'57"E ON SAID WEST LINE, A DISTANCE OF 10.00 FEET; THENCE S85°51'39"W, A DISTANCE OF 61.27 FEET; THENCE N72°35'23"W, A DISTANCE OF 66.36 FEET; THENCE N65°17'24"W, A DISTANCE OF 171.92 FEET; THENCE N23°03'41"W, A DISTANCE OF 21.79 FEET; THENCE N60°26'29"W, A DISTANCE OF 47.82 FEET; THENCE N24°56'57"W, A DISTANCE OF 72.93 FEET; THENCE N81°50'21"W, A DISTANCE OF 72.71 FEET; THENCE S03°39'44"W, A DISTANCE OF 110.62 FEET TO A POINT BEING 30.00 FEET NORTHEASTERLY FROM THE CENTERLINE OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY SPUR TRACK I.C.C. NO. 230, WHEN MEASURED AT RIGHT ANGLES; THENCE S54°39'47"E PARALLEL WITH SAID CENTERLINE, AN ARC DISTANCE OF 124.36 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON A 898.98 FOOT RADIUS CURVE TO THE LEFT PARALLEL WITH SAID CENTERLINE, AN ARC DISTANCE OF 246.08 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID CURVE BEARS S62°30'19"E 245.32 FEET; THENCE S70°20'50"E PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 138.03 FEET TO A POINT ON THE WEST LINE OF UNION STREET; THENCE S03°36'57"E ON SAID WEST LINE, A DISTANCE OF 5.44 FEET TO A POINT BEING 25.00 FEET NORTHEASTERLY FROM THE CENTERLINE OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY SPUR TRACK I.C.C. NO. 230, WHEN MEASURED AT RIGHT ANGLES; THENCE N70°20'50"W PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 140.18 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON A 903.98 FOOT RADIUS CURVE TO THE RIGHT PARALLEL WITH SAID CENTERLINE, AN ARC DISTANCE OF 247.46 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID CURVE BEARS N62°30'19"W 246.68 FEET; THENCE N54°39'47"W PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 127.15 FEET; THENCE N03°39'44"E, A DISTANCE OF 123.83 FEET TO THE TRUE POINT OF BEGINNING.

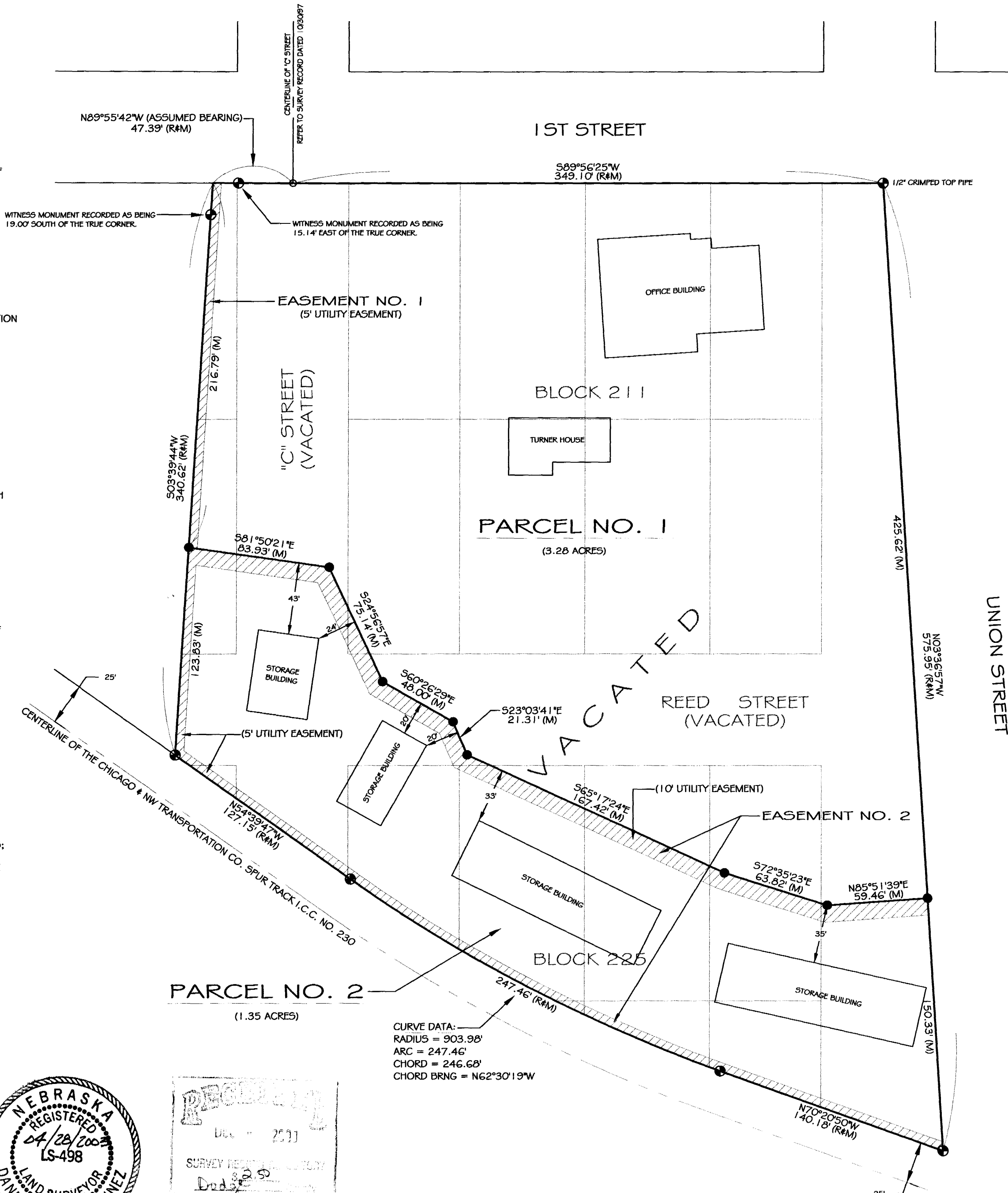
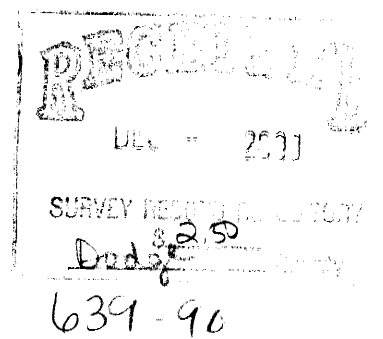
EASEMENT NO. 2:

A PARCEL OF LAND BEING PART OF VACATED BLOCKS 211, 212, 224 AND 225, AND PART OF VACATED REED STREET AND VACATED "C" STREET, ALL PART OF BARNARD, KITTLE, SMITH AND TURNER'S ADDITION, TO THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: COMMENCING AT A POINT OF INTERSECTION WITH THE SOUTH LINE OF 1ST STREET AND THE CENTERLINE OF "C" STREET; THENCE N89°55'42"W (ASSUMED BEARING) ON THE SOUTH LINE OF 1ST STREET, A DISTANCE OF 47.39 FEET; THENCE S03°39'44"W, A DISTANCE OF 216.79 FEET TO THE TRUE POINT OF BEGINNING; THENCE S81°50'21"E, A DISTANCE OF 83.93 FEET; THENCE S24°56'57"E, A DISTANCE OF 75.14 FEET; THENCE S60°26'29"E, A DISTANCE OF 48.00 FEET; THENCE S23°03'41"E, A DISTANCE OF 21.31 FEET; THENCE S65°17'24"E, A DISTANCE OF 167.42 FEET; THENCE S72°35'23"E, A DISTANCE OF 63.82 FEET; THENCE N85°51'39"E, A DISTANCE OF 59.46 FEET TO A POINT ON THE WEST LINE OF UNION STREET; THENCE S03°36'57"E ON SAID WEST LINE, A DISTANCE OF 10.00 FEET; THENCE S85°51'39"W, A DISTANCE OF 61.27 FEET; THENCE N72°35'23"W, A DISTANCE OF 66.36 FEET; THENCE N65°17'24"W, A DISTANCE OF 171.92 FEET; THENCE N23°03'41"W, A DISTANCE OF 21.79 FEET; THENCE N60°26'29"W, A DISTANCE OF 47.82 FEET; THENCE N24°56'57"W, A DISTANCE OF 72.93 FEET; THENCE N81°50'21"W, A DISTANCE OF 72.71 FEET; THENCE S03°39'44"W, A DISTANCE OF 110.62 FEET TO A POINT BEING 30.00 FEET NORTHEASTERLY FROM THE CENTERLINE OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY SPUR TRACK I.C.C. NO. 230, WHEN MEASURED AT RIGHT ANGLES; THENCE S54°39'47"E PARALLEL WITH SAID CENTERLINE, AN ARC DISTANCE OF 124.36 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON A 898.98 FOOT RADIUS CURVE TO THE LEFT PARALLEL WITH SAID CENTERLINE, AN ARC DISTANCE OF 246.08 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID CURVE BEARS S62°30'19"E 245.32 FEET; THENCE S70°20'50"E PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 138.03 FEET TO A POINT ON THE WEST LINE OF UNION STREET; THENCE S03°36'57"E ON SAID WEST LINE, A DISTANCE OF 5.44 FEET TO A POINT BEING 25.00 FEET NORTHEASTERLY FROM THE CENTERLINE OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY SPUR TRACK I.C.C. NO. 230, WHEN MEASURED AT RIGHT ANGLES; THENCE N70°20'50"W PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 140.18 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON A 903.98 FOOT RADIUS CURVE TO THE RIGHT PARALLEL WITH SAID CENTERLINE, AN ARC DISTANCE OF 247.46 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID CURVE BEARS N62°30'19"W 246.68 FEET; THENCE N54°39'47"W PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 127.15 FEET; THENCE N03°39'44"E, A DISTANCE OF 123.83 FEET TO THE TRUE POINT OF BEGINNING.

SURVEYOR'S STATEMENT:

I, DANNY JOE W. MARTINEZ, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

DANNY JOE W. MARTINEZ, LS 498
APRIL 28, 2003



SCALE: 1" = 50'

LEGEND

- MONUMENT FOUND (5/8" REBAR, UNLESS NOTED OTHERWISE)
- MONUMENT SET (5/8" BY 24" REBAR)
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE

CONSULTANT:

MERIDIAN DEVELOPMENT SERVICES, INC.
P.O. BOX 610
ARLINGTON, NEBRASKA 68002
(402) 478-5367 OFFICE / 478-5388 FAX

CLIENT: RONAN & ASSOCIATES, INC.

PLAT OF SURVEY

PART OF VACATED BLOCKS 211, 212, 224 & 225
ALSO PART OF VACATED REED STREET & VACATED "C" STREET
ALL IN BARNARD, KITTLE, SMITH AND TURNER'S ADDITION
TO THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA

PROJECT NO.: SD03-002

DRAWN BY: DJM

DATE: 04/28/03

FIELDBOOK: MERIDIAN 2002-04

DWG FILE:

SCALE: 1" = 50'

REVISION DATE:

SHEET 1 OF 1